

STATE OF ALABAMA)  
COUNTY of SHELBY)

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00) being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **SERVIS FIRST BANK** an Alabama Corporation (GRANTOR) whose address is 850 Shade Creek Parkway, Suite 200, Birmingham, AL 35209 does grant, bargain, sell and convey unto ALLISON B. RUPERTUS and JACK W. RUPERTUS (GRANTEES) whose address is 2097 Chelsea Ridge Drive, Columbiana, AL 35051, as joint tenants with the right of survivorship the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

**Lot 12, according to the Survey of Chelsea Ridge Estates, 1<sup>st</sup> Sector, as recorded in Map Book 35, Pages 150, in the Probate Office of Shelby County, Alabama.** 2097 Chelsea Ridge Drive, Columbiana, AL 35051

**Subject to:**

Ad valorem taxes due October 1, 2014.

Restrictions appearing of record in Instrument #20051024000550710.

Restrictive covenants and grant of land easement to Alabama Power Company as set forth in Instrument #20050729000382400.

Easement as set forth in Instrument #2001-35919.

All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Rusert Homes, LLC to ServisFirst Bank, recorded in Instrument #2011030400003760, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to ServisFirst Bank, recorded in Instrument #2013081400031170.

**\$214,898.00 of the consideration was paid from the proceeds of a mortgage loan.**


**TO HAVE AND TO HOLD** unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

**IN WITNESS WHEREOF**, the said GRANTOR has caused this conveyance to be executed this the 28th day of October, 2013.

**SERVISFIRST BANK** an Alabama Corporation

By:

**CLARK ZINSMEISTER**  
**ITS VICE PRESIDENT**

  
20131029000427840 1/1 \$24.50  
Shelby Cnty Judge of Probate, AL  
10/29/2013 12:57:50 PM FILED/CERT

Shelby County, AL 10/29/2013  
State of Alabama  
Deed Tax: \$10.50

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that CLARK ZINSMEISTER whose name as Vice President of **SERVIS FIRST BANK** an Alabama Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 28th day of October, 2013.

Notary Public  
Commission Expires: 11/09/14

**PREPARED BY:**  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY  
SUITE 338  
BIRMINGHAM, AL 35209  
205-879-3400

**SEND TAX NOTICE TO:**  
ALLISON B. RUPERTUS  
2097 Chelsea Ridge Drive  
Columbiana, AL 35051